



LEGEND
Key to Zoning Districts

- C-M-1**
Use: low bulk commercial and light manufacturing—maximum FAR of 3.0 and a maximum height of three (3) stories/forty (40) feet, new residential prohibited
- C-M-2**
Use: medium bulk commercial and light manufacturing—maximum FAR of 4.0 and a maximum height of sixty (60) feet, new residential prohibited
- C-M-3**
Use: high bulk commercial and light manufacturing—maximum FAR of 6.0 and a maximum height of ninety (90) feet with, new residential prohibited
- M**
Use: general industry—maximum FAR of 6.0 and a maximum height of ninety (90) feet, new residential prohibited

- C-2-A**
Use: low density, including office, retail, and residential uses to a maximum lot occupancy of 60% for residential use, max FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of fifty (50)
- C-2-B**
Use: medium density, including office, retail, housing, and mixed uses to a max lot occupancy of 80% for residential use, a max FAR of 3.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of sixty-five (65) feet.
- C-3-C**
Use: medium/high density development, including office, retail, housing, and mixed uses to a maximum lot occupancy of 100%, a max FAR of 6.5 for residential and for other permitted uses, and a maximum height of ninety (90) feet.

- GOV**
Use: major federal tracts
- DD-C-2-C**
Use: Downtown Development District—Permits incentives and requirements for Downtown sub-areas to a maximum FAR of 6.0 to 10.0, and a maximum height of one hundred-thirty (130) feet
- HR/C-3-C**
Use: Hotel/Residential Overlay District—Permits development incentives for residential and hotel uses only, maximum FAR of 8.5, and a maximum height as permitted by the "Act to Regulate the Height of Buildings, June 1, 1910, as amended". A minimum of 2.0 FAR must be devoted to hotel or apartment house

- CAP/ R-4**
Use: Capitol Interest District—Permits uses consistent with US Capitol Master Plan, to a maximum FAR of 1.8, and a maximum height of three (3) stories/forty (40) feet
- H St NE Amendment (Change from C-2-A to C-2-B)**
Use: medium density development, including office, retail, housing, and mixed uses to a max lot occupancy of 80% for residential use, a max FAR of 3.5 for residential use and 1.5 FAR for other permitted uses, and a maximum height of sixty-five (65) feet
- H St Overlay**
- TDR**
Receiving Zones

- PUD-**
Planned Unit Development
- 000 Block Number**
- Transition Zone**
Guidelines needed for PUDs
- Potential Historic Designation**
- Potential Re-Zone Area**
- Potential Zoning Overlay**
- Zoning Boundary**
- Site Boundary**

ZONING

